


ECO DESIGN FEATURES

1. Stone sourced from existing redundant walls on site
2. Cladding by Envirobuild. Made from 95% recycled material and using renewable energy in manufacturing process
3. Triple glazing to all South facing large windows and glazed doors with Low E Argon filled units giving u value <1.0
4. North facing smaller windows using Halo double casement units, u Value 0.64
5. External walls with 90mm Fulfill Thermaclass plus internally Insulation lined with H Control Hybrid insulation including roof structure to give air tight building and u value <1.0
6. Roof to have additional 150mm Celotex XR4000 between rafters to give u value <1.07
7. Green living roof to rear which further increases insulation and improves biodiversity.
8. Solar panels to South facing roof. Additional panels proposed to existing cottage and in lower paddock with battery storage.
9. Air source heat pump and underfloor heating to both floors.
10. Mechanical heat recovery system and sealed windows to attain passiv haus standards.
11. Wood burning stove deemed renewable energy and fuel sourced on site with general care of woodland.
12. Spoil from excavation in so far as practical, relocated on site in lower paddock area where boundaries are delineated with regrading scheme.
13. Existing septic tank replaced with new treatment plant.
14. Existing cottage upgrade wall insulation internally, upgrade windows to u value <1.0
15. Install ufn system to ground floor of existing cottage with enhanced floor insulation
16. Pond created in lower paddock to increase biodiversity
17. Rainwater harvesting



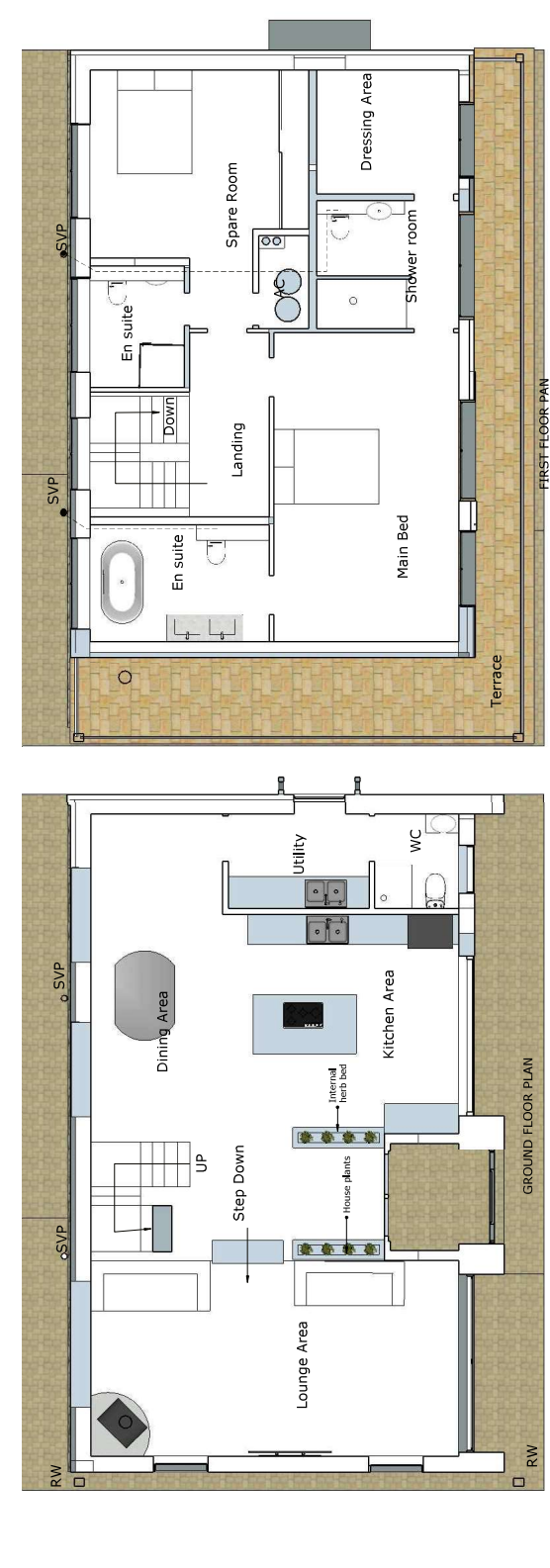
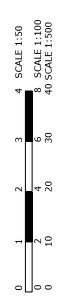
Partridge Architectural Services
 Partridge House, Peckley
 141, 170, 134 & 130, 132
 141, 170, 134 & 130, 132
 01473 630000
 www.partridgearchitect.co.uk

PROJECT:
 Smeville Farm
 141, 170, 134 & 130, 132
 GUP 185W
 Detached Annex

DRAWING NO.	Revision
INISECO.003	A

Detached Annex elevations and plans

SCALE	PAPER	NOTES
1:50	A1	



GROUND FLOOR PLAN and **FIRST FLOOR PLAN**